



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	11/09/10	<b>AGENDA REQUEST NO:</b>	II-A
<b>INITIATED BY:</b>	DOUGLAS P. SCHOMBURG, AICP INTERIM PLANNING DIRECTOR <i>D.P.S.</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	DOUGLAS SCHOMBURG, AICP INTERIM PLANNING DIRECTOR	<b>ASSISTANT PLANNING DIRECTOR:</b>	N/A
		<b>ADDITIONAL DEPARTMENT. HEAD (S):</b>	N/A
<b>SUBJECT / PROCEEDING:</b>	MULTI-FAMILY AND NONCONVENTIONAL SINGLE -FAMILY DEVELOPMENT- STRATEGIC PROJECT WORKSHOP		
<b>EXHIBITS:</b>	RESOLUTION 10-21, EXCERPTS FROM VISION 2025 SUMMIT MATERIALS (CONNECTIONS TO STRATEGIC PROJECT)		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	N/A	<b>INTERIM PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
Receive presentation information and discuss as needed.			
<b>EXECUTIVE SUMMARY</b>			
<p>This workshop is to provide on overview of Council Resolution 10-21 (April 20, 2010) regarding multi-family and nonconventional single-family development for Sugar Land, and to begin the Council-directed process of further refining and detailing the guiding principles established by the Resolution. The basis for the Resolution came from City Council following the Community Summit of 2009 and initial staff research on multi-family design criteria that could be used for Planned Development (PD) Districts.</p> <p>The Planning Department last met with the Planning and Zoning Commission regarding this Strategic Project on February 26, 2010 and gave a workshop briefing on the initial information from Council. Resolution 10-21 put in place a policy to support future “integrated” approaches to these types of development through the use of PD Districts and twelve guiding principles. Council also confirmed that the existing Comprehensive Plan separation requirements for multi-family projects that are not part of a PD District should remain as a part of Chapter 6 (Land Use Plan).</p>			

Resolution 10-21 calls for the Planning and Zoning Commission and City staff to work together to provide additional policy details to the twelve adopted principles within the Resolution. The Planning Department has been working on a number of suggestions that we believe can be used to further define the principles. The ultimate product will be incorporated within Chapter Six of the Comprehensive Plan to provide guidance for planned development multi-family and non-traditional single family districts. The 2010 Resolution is attached for reference, as well as key excerpts from the Vision 2025 Summit from 2009

We will be primarily focusing on the following five of the twelve key principles from the Resolution with our first workshop:

- Pedestrian friendly elements beyond code requirements
- Streetscape / hardscape enhancements
- Connectivity for bicycle and pedestrian traffic
- Allowance for shared common space between different uses
- Provisions for goods and services supporting residential uses within walking distance with pedestrian connectivity

Additional information relating to the five principles above will be covered during the presentation.  
File No. 12649

## EXHIBITS

Council Resolution: April 20, 2010

**RESOLUTION NO. 10-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS,  
REGARDING THE PLANNED RESIDENTIAL AND MIXED USE SECTIONS OF THE  
COMPREHENSIVE PLAN.**

WHEREAS, the City of Sugar Land City Council held a policy discussion on January 26, 2010 on multi-family and non-conventional single family development; and

WHEREAS, the City Council provided direction to staff and to the City of Sugar Land Planning and Zoning Commission that future developments of these housing types should be integrated into their surrounding environments; and

WHEREAS, the City Council provided a framework for future development guidelines; NOW, THEREFORE,

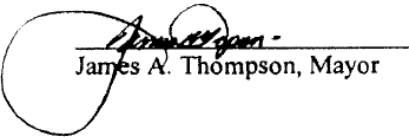
**BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

**Section 1.** That it directs the Planning and Zoning Commission to work with staff to draft guidelines that will amend the Planned Residential and Mixed Use sections of Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan. These development guidelines for multi-family and non-conventional single family developments should consider, but not be limited to:

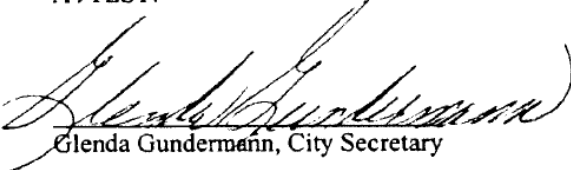
- 1) Vertical or horizontal mix of uses;
- 2) Pedestrian friendly elements beyond code requirements;
- 3) Streetscape/hardscape enhancements;
- 4) Connectivity for bicycle and pedestrian traffic;
- 5) Reserved spaces for future transit nodes and interfaces;
- 6) Enhanced exterior building finishes;
- 7) Enhanced Landscaping and buffering from existing single family uses;
- 8) Incentives for owner occupancy - increased density, etc.;
- 9) "Green building" incentives beyond code requirements for structures and site development;
- 10) Integrated parking – structured parking, etc.;
- 11) Allowance for shared common space between different uses; and
- 12) Provision for goods and services supporting residential uses within walking distance with pedestrian connectivity.

**Section 2.** That it reaffirms existing policies regarding stand-alone multifamily developments. These types of future developments must comply with current Townhouse/Condominium/Apartment guidelines as written in Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan.

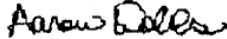
APPROVED on April 20, 2010.

  
James A. Thompson, Mayor

ATTEST:

  
Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:



**Sugar Land 2025 is a *SAFE*,<sup>(A)</sup> *BEAUTIFUL*,<sup>(B)</sup>  
*INCLUSIVE* <sup>(C)</sup> and *ENVIRONMENTALLY*  
*RESPONSIBLE COMMUNITY*.<sup>(D)</sup>**

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**Sugar Land 2025 has  
*DESTINATION ACTIVITY CENTERS*,<sup>(E)</sup> *GREAT*  
*NEIGHBORHOODS*,<sup>(F)</sup> *SUPERIOR MOBILITY*,<sup>(G)</sup>  
*OUTSTANDING CULTURAL, EDUCATIONAL*  
*AND RECREATIONAL OPPORTUNITIES* <sup>(H)</sup>  
and is a *REGIONAL BUSINESS CENTER*  
*OF EXCELLENCE*.<sup>(I)</sup>**

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**Sugar Land 2025 has *BALANCED*  
*DEVELOPMENT AND REDEVELOPMENT*.<sup>(J)</sup>**

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**The *COMMUNITY TAKES PRIDE*  
*IN SUGAR LAND*.<sup>(K)</sup>**

**PRINCIPLE E****DESTINATION ACTIVITY CENTERS****► Means**

1. Each destination activity center having positive image and reputation – a sense of place
2. Variety of unique quality features that define each destination activity center
3. Mixed use developments with commercial and multi-family residential elements
4. Pedestrian friendly activity centers connected by alternative transportation modes and trails
5. Major community focal points and regional destinations, such as: Town Center, Brazos River Park, Entertainment District and “Imperial” Area
6. Public open space and parks for people to gather and enjoy; neighborhood to use; and to conduct community events

\*Principle E--Special emphasis on 1, 2, 3, and 4

**PRINCIPLE F****GREAT NEIGHBORHOODS****► Means**

1. Strong neighborhood identity and pride
2. Renovated, modernized and well-maintained older housing stock
3. High percentage of owner occupied homes
4. Well-maintained, replaced and up to date neighborhood infrastructure: streets, utilities, sidewalks, street lights and drainage
5. Strong, effective home owner and neighborhood associations maintaining and investing in community common areas, streetscapes and public spaces
6. Maintaining quality neighborhoods and buffered from or blended with adjacent commercial areas and non-residential land uses
7. Residents involved in and taking responsibility for making the neighborhood a great place to live and call home
8. Top quality community and neighborhood parks with active and passive areas

\*Principle F--Special emphasis on 1 and 3

## **PRINCIPLE J**

## **BALANCED DEVELOPMENT AND REDEVELOPMENT**

### **► Means**

1. Balanced land use within city (70% residential/no less than 30% commercial, retail, office)
2. Well-designed, well-maintained city infrastructure throughout the city
3. Innovative designs meeting city's development standards and adding value to the surrounding neighborhoods
4. New developments and redevelopments consistent with city vision, comprehensive plan, policies and standards
5. Upgrading or reusing older commercial areas and commercial strip centers
6. Redevelopment uses that are appropriate for different locations and proactive city policies to assist
7. Redevelopment of historic structures into creative uses to showcase the city's history
8. High-quality and well-maintained housing stock throughout the city

Principle J—Special emphasis on 3, 4, and 8